



**CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
NOVEMBER 16, 2017
1:30 P.M.**

MINUTES

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:32 p.m. Commissioner Livingston present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Commissioner Bonart
Commissioner Brannon
Commissioner Benitez
Commissioner Muñoz
Commissioner Livingston

COMMISSIONERS ABSENT:

Commissioner Madrid
Commissioner Pickett
Commissioner Uribe

AGENDA

Commissioner Muñoz read the rules into the record. Alex Hoffman, Deputy Director for Planning and Inspections, read the revisions to the agenda into the record and noted that there are several revised staff reports.

***ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Benitez, and unanimously carried to **APPROVE** the agenda as amended.

AYES: Commissioner Bonart, Brannon, Benitez, Livingston, and Muñoz

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Pickett, Uribe, and Madrid

NOT PRESENT FOR THE VOTE: N/A

Motion passed.

I. CALL TO THE PUBLIC – PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

NO ACTION WAS TAKEN.

II. CONSENT AGENDA

THERE WERE NO ITEMS UNDER THE CONSENT AGENDA.

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III. REGULAR AGENDA - DISCUSSION AND ACTION:

Subdivision Applications:

SUBDIVISION MAP APPROVAL:

NOTICE TO THE PUBLIC AND APPLICANTS:

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

Major Preliminary:

1. **SUSU17-00066:** Desert Springs Unit 5 – A portion of Nellie D. Mundy Survey 244, City of El Paso, El Paso County, Texas
- Location: North of Transmountain & East of I-10
- Existing Zoning: R-3A (Residential)
- Property Owner: DVEP Land, LLC
- Representative: CEA Engineering Group
- District: 1
- Staff Contact: Rocio Alvarado, (915) 212-1612, alvaradorp@elpasotexas.gov

***ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Benitez, and unanimously carried to **POSTPONE SUSU17-00066 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF NOVEMBER 30, 2017.**

Motion passed.

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2. **SUSU17-00083:** Tres Suenos Unit 14 – A portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas
- Location: North of Montana & East of Andrew Wiseman
- Existing Zoning: P-R-I (Planned Residential District I)
- Property Owners: JNC Development, and Tropicana Development, Inc.
- Representative: CEA Group
- District: 5
- Staff Contact: Jovani Francia, (915) 212-1613, franciajx@elpasotexas.gov

Jovani Francia, Planner, gave a presentation and noted that the applicant proposes to subdivide 19.95 acres of vacant land into 118 residential lots and one stormwater pond. Primary access to the proposed subdivision is from Andrew Wiseman. The subject property lies within the land study and complies to its standards. This subdivision has been granted vested rights and is

being reviewed under the previous subdivision code. The applicant is requesting to modify the required DSC standard of the previous code. Instead of 36' of pavement and an 8' parkway the applicant proposes 32' of pavement and a 10' parkway. Staff recommends approval of Tres Sueños Unit 14 on a major preliminary basis.

Jorge Azcarate with CEA Group concurred with staff's comments.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Muñoz, and unanimously carried to **APPROVE SUSU17-00083**.

Motion passed.

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3. **SUSU17-00084:** Tres Suenos Unit 19 – A portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Survey, City of El Paso, El Paso County, Texas
Location: North of Montana & East of Mark Avizo
Existing Zoning: P-R-1(Planned Residential)
Property Owner: G. Bowling Enterprises
Representative: CEA Group
District: 5
Staff Contact: Rocio Alvarado, (915) 212-1612, alvaradorp@elpasotexas.gov

Rocio Alvarado, Planner, gave a presentation and made a floor amendment to Page 1 of the staff report. She noted that staff is recommending approval of the request. The applicant proposes to subdivide 20.63 acres of vacant land for 96 residential lots and one drainage pond. Primary access to the subdivision is proposed through Mark Avizo Street. Tres Sueños Unit 19 lies within the Tres Sueños Land Study which was approved on March 22, 2006. This development is being reviewed under the former subdivision code. The applicant is requesting the following modification request: *To allow street names in excess of 13 characters: 1. Marisabel Azcarate, 2. Dominic Azcarate, and 3. Christian Azcarate, and to allow 52' ROW, with 32' of pavement, 5' parkway landscape and 5' sidewalk.* Staff recommends approval of Tres Sueños Unit 19 on a major preliminary basis.

Jorge Azcarate with CEA Group concurred with staff's comments.

ACTION: Motion made by Commissioner Bonart, seconded by Commissioner Muñoz, and unanimously carried to **APPROVE SUSU17-00084**.

Motion passed.

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4. **SUSU17-00085:** Tres Suenos Unit Twenty – A portion of Tract 1-B, Section 26, Block 79, Township 2, Texas & Pacific Railroad Surveys & a portion of Tract 4, Section 35, Block 79, Township 2, Texas & Pacific Railroad Surveys, City of El Paso, El Paso County, Texas
Location: North of Montana and East of Rich Beem
Existing Zoning: P-R I (Planned Residential District I) / C-4 (Commercial)
Property Owner: JNC Development
Representative: CEA Group
District: 5
Staff Contact: Vanessa Munoz, (915) 212-1644, munozvx@elpasotexas.gov

Vanessa Muñoz, Planner, gave a presentation and noted that the applicant proposes to subdivide 2.87 acres of land for right-of-way and a public stormwater pond. The property is currently in tract form. Tres Sueños Unit Twenty lies within the Tres Sueños Land Study, which was approved on

March 22, 2006. Access to the subdivision is from Montana Avenue. This subdivision is being reviewed under the former subdivision code. Staff recommends approval of Tres Sueños Unit Twenty on a major preliminary basis.

Jorge Azcarate with CEA Group concurred with staff's comments.

ACTION: Motion made by Commissioner Bonart, seconded by Commissioner Benitez, and unanimously carried to **APPROVE SUSU17-00085**.

Motion passed.

Major Combination:

5. **SUSU17-00039:** Hawkins Plaza Unit 2 – A portion of Lot 2, Block 1, Hawkins Plaza, W.A. Morehouse Survey 12, and Section 40, Block 80, Township 2, Texas & Pacific Railway Co. Surveys, City of El Paso, El Paso County, Texas
- Location: South of Montana & East of Hawkins
Existing Zoning: SCZ/sd3 (SmartCode/special district 3)
Property Owner: City of El Paso
Representative: CSA Design Group, Inc.
District: 3
Staff Contact: Rocio Alvarado, (915) 212-1612, alvaradorp@elpasotexas.gov
- POSTPONED FROM JUNE 29, JULY 13, JULY 27, AUGUST 10, AUGUST 27, SEPTEMBER 7, SEPTEMBER 21, AND OCTOBER 19, 2017**

***ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Benitez, and unanimously carried to **POSTPONE SUSU17-00039 FOR FOUR (4) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF DECEMBER 14, 2017**.

Motion passed.

6. **SUSU17-00077:** Darrington Eastlake Commercial Unit Three – A portion of Section No. 21 and a portion of Section No. 22 Block 79 Township 3, Texas and Pacific Railway Company Survey El Paso County, Texas
- Location: North of Eastlake & West of Darrington
Existing Zoning: ETJ (Extraterritorial Jurisdiction)
Property Owners: People of the State of Texas
Hunt Communities Development CO. II, LLC
- Representative: CEA Group
District: N/A
Staff Contact: Rocio Alvarado, (915) 212-1612, alvaradorp@elpasotexas.gov
- POSTPONED FROM NOVEMBER 2, 2017**

Rocio Alvarado, Planner, gave a presentation and noted that the applicant proposes to subdivide 23.63 acres of vacant land in the city's extraterritorial jurisdiction into one commercial lot, a drainage pond and two local residential right-of-way. Access to the subdivision is proposed from Eastlake Boulevard and Darrington Road. This subdivision is being reviewed under the current subdivision code. Additionally, the applicant is dedicating .792 acres of additional right-of-way along Darrington Road and .012 acres along Eastlake Boulevard to satisfy the 2013 El Paso County Comprehensive Mobility Plan. The applicant is requesting the following alternative designs: *To allow a 55' wide ROW, which includes 32' of pavement, 5' landscape parkway and an 8' hike and bike on one side of the street along Blingwood Street. With this alternative design*

the applicant is proposing a higher development standards. Staff recommends approval of Darrington Eastlake Commercial Unit Three on a major combination basis.

Jorge Azcarate with CEA Group concurred with staff's comments.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Benitez, and unanimously carried to **APPROVE SUSU17-00077.**

Motion passed.

7. **SUSU17-00080:** Coronado High School Subdivision – Tracts 8A, 9C, and a portion of Tracts 9B and 9D A.F. Miller Survey No. 211 and a portion of Tracts 2L and 2P, A.F. Miller Survey No. 212, City of El Paso, El Paso County, Texas
- Location: North of Mesa Street and East of Champions Place
Existing Zoning: R-3 (Residential)
Property Owner: El Paso Independent School District
Representative: Brock and Bustillos Inc.
District: 8
Staff Contact: Jim Henry, (915) 212-1608, henryjj@elpasotexas.gov
- POSTPONED FROM NOVEMBER 2, 2017**

Jim Henry, Planner, noted that this item was postponed at the last CPC meeting to allow staff and the applicant to get in touch with TxDOT. On November 8, 2017, staff as well as the applicant did meet with TxDOT and provided comments stated on the staff report. Access to the proposed subdivision is provided via Mesa Street and Champions Place. EPISD proposes to demolish several existing buildings and replace them with new buildings on the Coronado High School campus. The applicant also proposes to dedicate an additional 3' of right-of-way along Champions Place in order to allow for the correct configuration of Champions Place per the DSC standards. In addition, the applicant also proposes to dedicate an additional right-of-way along Cloudview, Section C, to allow for the sidewalk to be included within the right-of-way. Since EPISD proposes to construct additional buildings, the square footage of which will result in more than fifty percent of the total existing square footage, the applicant must formally plat the property. This case is being reviewed under the current subdivision code. Staff recommends approval of Coronado High School Subdivision on a major combination basis with the following conditions: *That prior to recordation of this plat, the applicant dedicate the undedicated portion of Cloudview Drive by separate instrument; and (2) That the applicant improve their proportionate share of said portion of Cloudview Drive in accordance with the DSC standard for a residential collector right-of-way through their building permit.*

Joaquin Rodriguez with EPISD noted that the nature of the request has not changed from the previous meeting. They met with TxDOT and city staff. TxDOT was clear that they were requesting that the existing conditions remain. They also expressed that that was probably going to be their recommendation along the Mesa Corridor when these type of issues come up, but they will be addressed on a case by case basis.

1ST MOTION:

ACTION: Motion made by Commissioner Bonart, to **APPROVE, BUT TO UPGRADE THE SIDEWALKS IN THE AREA TO BE AS CLOSE TO THE DSC MANUAL AS IS TOPOGRAPHICALLY POSSIBLE INCLUDING MESA STREET. THE MOTION ALSO INCLUDES THE RECOMMENDATIONS STATED ON THE STAFF REPORT.**

Motion died for lack of a second.

2ND MOTION:

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Muñoz, and carried to **APPROVE SUSU17-00080.**

AYES: Commissioner Brannon, Benitez, Livingston, and Muñoz

NAYS: Commissioner Bonart

ABSTAIN: N/A

ABSENT: Commissioner Pickett, Uribe, and Madrid

NOT PRESENT FOR THE VOTE: N/A

Motion passed. (4 to 1 vote).

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8. **SUSU17-00086:** Hillside Park at Mission Ridge Unit One – A portion of Section No. 17, Section No. 18 Block 79, Township 3, Texas and Pacific Railway Company Survey. The W.J. Rand Survey No. 315-1/2 and the C.D. Stewart Survey No. 319 El Paso County, Texas
- Location: North of Eastlake Boulevard and East of Joe Battle
- Existing Zoning: ETJ (Extra Territorial Jurisdiction)
- Property Owner: Hunt Mission Ridge, LLC.
- Representative: TRE and Associates, LLC
- District: N/A
- Staff Contact: Jim Henry, (915) 212-1608, henryji@elpasotexas.gov

***ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Benitez, and unanimously carried to **POSTPONE SUSU17-00086 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF NOVEMBER 30, 2017.**

Motion passed.

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PUBLIC HEARING Resubdivision Combination (Reconsideration):

9. **SUSC17-00001:** Montecillo Unit Eleven – A replat of a portion of Lot 6 & 7, Block 2, Montecillo Unit Three, Replat B & a portion of Tracts 3 & 3A, John Barker Survey No. 10 & all of Tract 6 & a portion of Tract 7, I.F. Harrison Survey No. 54, City of El Paso, El Paso County, Texas
- Location: North of I-10 & West of Montecillo
- Existing Zoning: SCZ (Smart Code)
- Property Owner: EPT Montecillo Development, West, LP
- EPT Montecillo I-10 Development, LLC
- West Pershing, LLC
- Representative: Brock & Bustillos, Inc.
- District: 8
- Staff Contact: Vanessa Munoz, (915) 212-1644, munozvx@elpasotexas.gov

***ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Benitez, and unanimously carried to **POSTPONE SUSU17-00001 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF NOVEMBER 30, 2017.**

Motion passed.

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PUBLIC HEARING Resubdivision Combination:

10. **SUSU17-00030:** Linda Vista Gardens Replat B – A replat of Lot 18, Block 2, Linda Vista Gardens, City of El Paso, El Paso County, Texas
Location: North of North Loop and East of Emerson
Existing Zoning: R-4/sc (Residential/special condition)
Property Owners: Julio Reyes and Rosa G. Reyes
Representative: Sitework Engineering
District: 7
Staff Contact: Armida Martinez, (915) 212-1605, martinezar@elpasotexas.gov
POSTPONED FROM JUNE 1, AND JULY 27, 2017

***ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Benitez, and unanimously carried to **POSTPONE SUSU17-00030 FOR FOUR (4) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF DECEMBER 14, 2017.**

Motion passed.

11. **SUSU17-00072:** Singh Addition Second Section Replat A – All of Lot 140 Singh Addition Second Section and a portion of Carl Longuemare Road, City of El Paso, El Paso County, Texas
Location: North of Americas and West of Alameda
Existing Zoning: R-4 (Residential)
Property Owner: Christian Alderete
Representative: CAD Consulting Company
District: 6
Staff Contact: Brenda Cantu, (915) 212-1642, cantubr@elpasotexas.gov

Brenda Cantu, Planner, gave a presentation and noted that the applicant proposes to resubdivide 0.4991 acres of land into two residential lots. Access to the proposed subdivision is from San Lorenzo Avenue. This subdivision is being reviewed under the current subdivision code. The applicant is dedicating 1 foot of additional right-of-way along San Lorenzo Avenue to meet their proportionate share. Furthermore, the applicant is proposing to vacate their proportionate share of the unimproved Carl Longuemare ROW. The applicant is requesting: *To waive the 5' landscape parkway along San Lorenzo Drive.* Staff recommends approval of Singh Addition Second Section Replat A on a resubdivision combination basis.

Carlos Jimenez with CAD Consulting concurred with staff's comments.

Commissioner Livingston asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Benitez, and unanimously carried to **APPROVE SUSU17-00072.**

Motion passed.

PUBLIC HEARING ROW Vacation:

12. **SURW17-00002:** Alberta-Raynolds Alley Vacation – All of the alley between Raynolds St. and Conception St., Block 2, Val Verde Addition, City of El Paso, El Paso County, Texas
- Location: North of Alameda and East of Raynolds
Existing Zoning: Alley
Property Owner: City of El Paso
Representative: Texas Tech University Health Sciences Center at El Paso
District: 8
Staff Contact: Armida R. Martinez, (915) 212-1605, martinezar@elpasotexas.gov
- POSTPONED FROM FEBRUARY 9, FEBRUARY 23, MARCH 9, MARCH 23, APRIL 20, JUNE 15, SEPTEMBER 7, AND OCTOBER 19, 2017**

***ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Benitez, and unanimously carried to **POSTPONE SURW17-00002 FOR FOUR (4) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF DECEMBER 14, 2017.**

Motion passed.

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PUBLIC HEARING ROW Dedication:

13. **SUET17-00003:** Yermoland Drive Right-of-Way Dedication – Portion of Lot 2, Block 1, Diesel Subdivision, City of El Paso, El Paso County, Texas
- Location: South of I-10 and West of Zaragoza
Existing Zoning:
Property Owner: El Paso Electric
Representative: GRV Integrated Engineering Solutions LLC
District: 7
Staff Contact: Vanessa Munoz, (915) 212-1644, munozvx@elpasotexas.gov

Vanessa Muñoz, Planner, gave a presentation and noted that the applicant proposes to dedicate right-of-way for the extension of Yermoland. This dedication will satisfy a special contract requirement stipulated in Ordinance #009348, which required that a plat must provide for the improvement and extension of Yermoland Drive. Furthermore, this extension of right-of-way will allow for an additional access point to Saurey Subdivision, which is the subdivision adjacent to the proposed dedication and which lies to the west of the subject property. Staff recommends approval of Yermoland Drive ROW Dedication.

Marvin Gomez with GRV Integrated Engineering Solutions, LLC concurred with staff's comments.

1ST MOTION:

ACTION: Motion made by Commissioner Muñoz, seconded by Commissioner Brannon, and unanimously carried to **APPROVE SUET17-00003.**

Motion passed.

This item was re-opened to allow for public comments.

Commissioner Livingston asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

2ND MOTION:

ACTION: Motion made by Commissioner Muñoz, seconded by Commissioner Brannon, and unanimously carried to **APPROVE SUET17-00003**.

Motion passed.

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PUBLIC HEARING Comprehensive Plan Amendment:

14. **PLCP17-00001:** Tracts 10A, 10D, 11B, 12A and 12B, Block 2, Ysleta Grant, City of El Paso, El Paso County, Texas
- Location: 538 Ivey
- Existing Zoning: R-F (Ranch-Farm)
- Request: Modify Future Land Use designation from O-3, Agriculture, to G-3, Post-War
- Existing Use: Vacant Metal Structure
- Proposed Use: Commercial Equipment Repair
- Property Owners: Pierre and Norma Hernandez
- Representative: Enrique Ayala, CAD Consulting
- District: 6
- Staff Contact: Harrison Plourde, (915) 212-1584, plourdeht@elpasotexas.gov

POSTPONED FROM NOVEMBER 2, 2017

Harrison Plourde, Senior Planner, gave a presentation and noted that the applicant is requesting an amendment to Plan El Paso, the City's comprehensive plan, to adjust the Future Land Use designation for two properties and a portion of a third, all of which are contiguous, from O-3, Agriculture to G-3, Post-War. The properties are currently vacant; however, the applicant is planning to develop for a commercial equipment repair use. This case is related to rezoning case PZRZ16-00035, which requests to rezone the properties from R-F (Ranch-Farm) to C-3 (Commercial). Staff recommends approval of the request to amend the Future Land Use designation for the subject properties from O-3, Agriculture, to G-3, Post-War, and considers the G-3 land use designation the most appropriate for the property considering its existing character and orientation and the character of the immediate area.

Anne Antonini, Senior Planner, presented PZRZ16-00035.

PUBLIC HEARING Rezoning Applications:

15. **PZRZ16-00035:** Parcel 1: Tract 11B (2.389 ac), Block 2, Ysleta Grant, City of El Paso, El Paso County, Texas
- Parcel 2: Tract 10D (2.0785 ac) and Tract 12B (3.935 ac) (6.0315 ac), Block 2, Ysleta Grant, City of El Paso, El Paso County, Texas
- Parcel 3: Tract 10A (0.3981 ac), Block 2, Ysleta Grant, City of El Paso, El Paso County, Texas
- Parcel 4: Tract 12A (3.292 ac), Block 2, Ysleta Grant, City of El Paso, El Paso County, Texas

Location: 538 Ivey

Existing Zoning: R-F (Ranch Farm)

Request: Rezone from R-F (Ranch Farm) to C-3 (Commercial)

Existing Use: Vacant Metal Structure

Proposed Use: Commercial Equipment Repair

Property Owners: Pierre and Norma Hernandez

Representative: Enrique Ayala, CAD Consulting

District: 6

Staff Contact: Anne Antonini, (915) 212-1814, antoniniam@elpasotexas.gov

POSTPONED FROM NOVEMBER 2, 2017

Anne Antonini, Senior Planner, gave a presentation and noted that the applicant is requesting a rezoning from R-F (Ranch and Farm) to C-3 (Commercial) to allow for commercial equipment repair use. No modifications are proposed to the structures on the subject property, though a new driveway and parking lot are proposed to serve the proposed use. The current R-F (Ranch and Farm) zoning district does not permit that use. Access to the property is proposed from the frontage road for State Route 375. As the property is currently classified as O-3, Agriculture, a separate, but related, amendment to our comprehensive plan has been submitted for reclassification to G-3, Post-war to more consistently align with the existing use of the subject property as well as its expected future land use. Staff recommends approval of rezoning the subject property from R-F (Ranch and Farm) to C-3 (Commercial) with the following condition: *That a 10' landscape buffer shall be established and maintained along any property lines zoned residential to include the R-F (Ranch and Farm) and RMH (Residential Special-Purpose) and also along the eastern property line where it abuts the irrigation channel.*

Carlos Jimenez with CAD Consulting concurred with staff's comments.

Commissioner Livingston asked if there was anyone in the public who wished to speak in favor or against these requests. There was no response.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Muñoz, and unanimously carried to **APPROVE PLCP17-00004 AND PZRZ16-00035 AT THE SAME TIME.**

Motion passed.

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PUBLIC HEARING Detailed Site Development Plan Application:

16. **PZDS17-00043:** A portion of Lot 26, Block 1, Montwood Heights Unit Four, City of El Paso, El Paso County, Texas

Location: 12360 Montwood

Existing Zoning: C-1/c

Request: Detailed Site Development Plan Review per Ordinance No. 11466

Existing Use: Vacant

Proposed Use: New Medical Clinic

Property Owner: Carol N. Abalihi, MD, PA

Representative: Derek L. Garilanes, DLG Projects

District: 5

Staff Contact: Armida R. Martinez, (915) 212-1605, martinezar@elpasotexas.gov

Armida Martinez, Planner, gave a presentation and noted that the request is for a detailed site development plan review. The detailed site development plan proposes a new medical clinic and tenant facility development which is a permitted use in a C-1 zone district. A detailed site development plan is a requirement of a zoning condition imposed on the subject property by Ordinance #11446 dated June 22, 1993, which requires the submittal of a detailed site development plan to be reviewed and approved by the City Plan Commission and City Council. The development complies with the minimum landscape area requirements. Access to the subject property is proposed from Montwood. Staff recommends approval of the detailed site development plan request.

Derek Garilanes with DLG Projects concurred with staff's comments.

Commissioner Livingston asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Benitez, seconded by Commissioner Muñoz, and unanimously carried to **APPROVE PZDS17-00043.**

Motion passed.

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Other Business:

17. Discussion and action on the City Plan Commission minutes for:
- a. October 19, 2017
 - b. November 2, 2017

ACTION: Motion made by Commissioner Benitez, seconded by Commissioner Bonart, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR OCTOBER 19, 2017, AND NOVEMBER 2, 2017.**

Motion passed.

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18. Discussion and action on an ordinance vacating portions of South Santa Fe Street, South Mesa Street, South Kansas Street, and South Park Street which intersect with State Loop 375, Border West Expressway. As part of this project, it is necessary to vacate four city streets.
- Staff Contact: Hannah A Williams, (915) 212-7003, williamsha@elpasotexas.gov

Rudy Pino with Streets and Maintenance, gave a presentation and noted that this item is related to the TxDOT Border West Expressway Project. He gave a quick overview of the project. They are recommending that the portions of South Santa Fe Street, South Mesa Street, South Kansas Street, and South Park Street, intersecting with the north right-of-Way line of the Border Highway be closed to public vehicular use.

Commissioner Livingston asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Muñoz, seconded by Commissioner Benitez, and unanimously carried to **APPROVE AN ORDINANCE VACATING PORTIONS OF SOUTH SANTA FE STREET, SOUTH MESA STREET, SOUTH KANSAS STREET, AND SOUTH PARK STREET WHICH INTERSECT WITH STATE LOOP 375, BORDER WEST EXPRESSWAY.**

Motion passed.

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ADJOURNMENT:

Motion made by Commissioner Bonart, seconded by Commissioner Muñoz, and unanimously carried to adjourn this meeting at 2:37 p.m.

Approved as to form:

Alex Hoffman, City Plan Commission Executive Secretary